

**MINUTES OF THE CITY PLANNING COMMISSION
J. MARTIN GRIESEL CONFERENCE ROOM**

**April 19, 2002
9:00 A.M.**

Present: Appointed Members: Jacquelyn McCray, Peter Witte, Donald Mooney;
Administration: Acting Deputy City Manager David Rager; James
Tarbell; Staff: Director Elizabeth Blume and Steven Kurtz, Administrator,
Land Use Management.

Acting Chairperson Jacquelyn McCray called the meeting to order.

MINUTES

The minutes of the March 15, 2002, City Planning Commission (CPC) meeting were presented for consideration.

Motion: Mr. Rager moved approval of the minutes, as presented

Second: Mr. Tarbell

Vote: All ayes (5-0)

CONSENT ITEMS

Ordinance Approving the Sale of City Owned Property at the Northeast Corner of Mound Street and West Ninth Street to Vineyard Home, Inc. in the West End

The sale of this property is for the development of six single-family homes that would complete the CiTiRAMA 2000 development. The homes will be constructed within the next 18 months and sold at market rate.

Ordinance Authorizing the City Manager to Enter into an Agreement for Sale of City Property for Housing Development for the Mills of Carthage Subdivision with Potterhill Homes, LLC in Carthage

The City of Cincinnati proposes to sell the Mills of Carthage Subdivision consisting of 13.29 acres to the Potterhill Homes, LLC. Potterhill Homes, LLC is a developer and marketer of manufactured homes. The sale agreement provides for the development of 52 single-family residences in two phases.

The first phase will consist of 32 lots on 4.73 acres. The second phase comprises the remainder of the Mills of Carthage Subdivision on 8.56 acres.

Potterhill Homes will complete the site preparation, which raises the area above the 100-year flood elevation and will be responsible for all on-site improvements to serve the new homes.

Ordinance Approving the Plat of Subdivision for St. Ann's Common Subdivision – Block "C" in the West End

St. Ann's Common Subdivision has been the result of two previous CiTiRAMAs. Since 1997, 52 new single-family homes have been constructed. Block "C" represents the last remaining lots in this phase of St. Ann's Common Subdivision. The land area was the remainder of a former city parking lot and land acquired from Queensgate II, an Ohio Limited Partnership, the owners of the Uptown Towers.

Ordinance Approving the Plat of Subdivision for the Resubdivision of Lot 9 of Swifton Commons Subdivision located at Reading and Langdon Farm Roads in Bond Hill

The City Planning Commission at its meeting on July 27, 1984 approved a Plat of Subdivision of Swifton Commons. This plat created a large lot for the then shopping center, four lots along the perimeter of this lot and a sixth lot on the south side of Langdon Farm Road, now occupied by Tryed Stone Missionary Baptist Church. On July 25, 1986, a seventh lot was approved along Seymour Avenue for a restaurant. Lots 2, 3, 4, 5 and 7 are owned by various owners and used commercially. On March 16, 2001, an eighth lot, formerly the Elder-Beerman store building, was approved for occupancy by the Cincinnati-Hamilton County Community Action Agency. The lots north of Langdon Farm Road are in the B-4 General Business District. This site is within the boundary of the Seymour Avenue Neighborhood Business District Redevelopment Strategy 2000 Plan that was accepted by the City Planning Commission on October 20, 2000.

Motion: Mr. Rager moved approval of the consent items

Second: Mr. Tarbell

Vote: Motion was approved, 5-0

REQUEST FOR VARIANCE TO PERMIT THE SUBDIVISION OF LAND AT 917 CLINTON SPRINGS AVENUE AND 3836 READING ROAD IN NORTH AVONDALE

Senior City Planner Stephen Briggs presented the staff report. The building at 3836 Reading Road was constructed in 1914 and the building at 917 Clinton Springs Avenue was constructed in 1960. The two buildings have existed on the same lot since prior to 1963.

There is a parking area located behind both buildings. The owner desires to create a property line that would allow parking to be associated with the 11-unit apartment building. The two buildings would share an access drive from Clinton Springs

Avenue. Staff is recommending approval of a variance for the rear yard setback and the subdivision of land between 917 Clinton Springs Avenue and 3836 Reading Road.

OPPONENTS

Charlene Morse, Coordinator for the North Avondale Neighborhood Association (617 Clinton Springs Avenue, 45229) requested a continuance since she received the notice two days ago and this item has not been presented to the community's executive meeting which is held on the first Tuesday of the month. Stated that the building at 917 Clinton Springs Avenue was constructed illegally and has been a problem property in the past and the neighborhood doesn't need any more apartments. Stated that she feels that subdividing this property will create two problem properties. The neighborhood association would like to know what the potential buyer plans for the property before making any decision.

Dotty Shaffer, (1055 Valley Lane, 45229), stated she is interested in starting up a medical practice and is interested in this property as one parcel with the intention of demolishing the 917 Clinton Springs Avenue building to allow for parking. Feels this would enhance the North Avondale Business District and the neighborhood as a good neighbor.

Mr. Mooney entered the meeting.

Marvin Kraus, (1227 Stratford Place, 45229), stated that the intersection of Reading Road and Clinton Springs Avenue is in the heart of North Avondale. Has owned property in the area for over 31 years at the southeast corner in an effort to begin revitalization. 917 Clinton Springs Avenue has been used as a 'drug house' which has created many problems. Considers this an opportunity to get rid of the illegal building at 917 Clinton Springs Avenue and restore the building at 3836 Reading Road to its original condition. Mr. Kraus read an excerpt from the North Avondale Urban Design Plan regarding this area of North Avondale. Mr. Kraus feels if this is approved, the value of the property as office property will be eliminated.

Mr. Mooney asked if 917 Clinton Springs Avenue was constructed as a non-conforming use. Mr. Briggs responded that the building was constructed in 1960 which was prior to the current Zoning Code. Mr. Kraus stated that the illegality is having two buildings constructed on one lot.

Gerry Kraus, (1227 Stratford Place, 45229), read a letter into the record from Marilyn McQueen whose property abuts the property on Reading Road to the north stating that approval would negatively affect their property in the future.

Dave Lockwood, (5764 Glenway Avenue, 45238), stated that he was notified of the City Planning Commission meeting about an hour prior to the meeting.

Stated that he has a contract to purchase the property, but was not aware of this meeting. Stated that the person with whom he has a contract to purchase wanted to close on April 18, 2002. Does not want to go to battle with something that will not benefit the neighborhood.

Motion: Mr. Mooney moved to defer until the meeting of May 17, 2002.

Second: Mr. Rager

Vote: All ayes (6-0)

Mr. Mooney read a proclamation to Ed Mangold in honor of his retirement from the City of Cincinnati after more than 37 years of city service and stated that everyone will genuinely miss Mr. Mangold. David Efland presented Mr. Mangold with a gift from staff. Mr. Kurtz stated that Mr. Mangold would be working with the City Planning Department on a contract basis.

REQUEST ON A PROPOSED CHANGE OF ZONING LOCATED AT 1127, 1129 AND 1131 WINFIELD AVENUE FROM R-4 TO R-4(T) IN WEST PRICE HILL

Senior City Planner Stephen Briggs presented the staff report. Glenway Avenue is the primary frontage. There are three existing rental properties on Winfield Avenue subject to this zone change. The former Glenway Chevrolet will be razed and a Walgreen's constructed. Access will be from Winfield, Glenway (right in and right out only) and Sunset. There is support from the community council that this is a desired business in this location and will help improve the appearance of this section of Glenway Avenue. Staff is recommending approval of this zone change request taking into consideration that the entire property become an R-4(T) zone, use the site plan as the development plan for the transition zone, taking special care with the rear of the property. Staff is concerned that the rear parking area should remain in a debris free state.

Mr. Mooney asked what would happen to the transition zoning when the new zoning code goes into effect. Ms. Blume briefly explained how the new zoning code is dealing with the exclusion of transition zoning. Ms. Blume responded that in the new Zoning Code there are three options for neighborhood business districts, pedestrian oriented, mixed and auto oriented. The transition district would be consistent with one of the new business district orientations.

Ann McBride, (5725 Dragon Way #220, 45227), representing Anchor Associates. Ms. McBride stated that the proposed development is for a 14,490 square foot Walgreen's. Stated that Mr. Briggs went through some of the requirements that are contained in the new code in regard to screening of parking areas and adjacent buffers to residences, thus, some of these were incorporated into the proposed development. A six-foot solid wood fence will be erected at the rear of the property as requested by the residence directly behind this property. The neighborhood association is in favor of this proposal and is in agreement with the City Planning

Department staff that recommends rezoning the entire property to R-4(T) as opposed to only a small section being rezoned to R-4(T). The only condition is that there be no further access to the parcel on Sunset which may or may not wind up being owned by Anchor Associates. Access to this for parking or for an adjacent use may become an issue and would like to maintain access to this property should it become a separate parcel. There was some discussion about the right-in/right-out only access on Glenway Avenue.

Motion: Mr. Witte moved approval of the staff's recommendation.

Second: Ms. McCray

Vote: All ayes (6-0)

REQUEST ON A PROPOSED CHANGE OF ZONING LOCATED AT 3061 VERDIN AVENUE FROM R-2 TO R-2(T) IN WESTWOOD.

Senior City Planner Stephen Briggs presented the staff report. Verdin Avenue is just north of the intersection of Boudinot Avenue and Harrison Avenues. The request is for a small parcel at 3061 Verdin Avenue that is associated with an existing residential structure. This parcel would become a visual buffer area between the residence and the parking lot for the proposed Walgreen's. The existing buildings on the development site, Firststar Bank building, beauty salon, apartment/office building and Hader Hardware would be demolished and a Walgreen's and a Firststar Bank would be constructed at Temple and Harrison. Staff would like to make the entire development plan site a transition zone with conditions.

OPPONENTS

Barry Wood, (3016 Lischer, 45211), President of the Westwood Civic Association. The Westwood Civic Association has held two meetings to discuss this issue. We are concerned in losing a historic looking building (Firststar Bank) and the potential of increased traffic circulation on the site as well as Verdin and Temple. Another concern is the outside appearance of the building on the north and west exposure of the building which would typically be a blank brick wall. The neighborhood would like to see dummy windows and awnings to soften the appearance of the brick wall. The neighborhood association has been working on an urban design plan for Westwood's neighborhood business district. Anchor Associates and the bank have been very cooperative in trying to incorporate some portions of the demolished building into signage along the landscaped area in the 'Welcome to Westwood' sign. The community wants the Walgreen's and the bank to be attractive additions to the neighborhood business district. Concern about the egress/ingress onto Verdin Avenue because the street is very narrow and suggests that it might be helpful to widen the street at this location.

Mr. Tarbell asked if any consideration was given to incorporating some of the old bank into the new bank. Mr. Wood stated that the bank's architects found this was not feasible. Mr. Wood stated that if the bank cannot use any of the current fixtures, that the community would like them donated to Westwood's Historic Committee for

possible reuse elsewhere. Mr. Ricke stated that the fixtures are very inefficient based on the new operation of the bank. The building facade has been exposed to weather, much of the material has deteriorated and the demolition contractor is concerned about how much of the facade can actually be saved. Mr. Ricke stated that any interior fixtures not needed by the bank will be made available to the neighborhood association for possible reuse.

Melva Gweyn, (2609 Harrison Avenue), stated that she is attending on behalf of the bank and some of the neighbors. Commented that people live in the city because they like the history of the old buildings.

Mr. Witte asked Mr. Briggs if only the facade of the bank building seems to have architectural significance. Mr. Briggs responded that Historic Conservation staff visited the bank building and found that there was interesting material inside the building, but the exterior did not offer anything uniquely historic contributing to a federal or local historic district.

Anne McBride stated that a traffic study has been done in the area and it was determined that during the evening peak hour with the new development, there would be a 60% decrease in traffic compared to if all the current businesses were in operation.

Mike Ricke, 30 W. Third Street, 45202, stated that they have reduced curb cuts such as the one in front of the existing bank. Walgreen's is a fantastic addition to a business district because of their financial stability; Walgreen's signs a 25-year lease with the option to extend the lease for an additional 50 years. Mr. Ricke commented that if the city or an individual would have interest in moving the bank building, they would make it available.

Motion: Mr. Rager moved approval of the staff's recommendation

Second: Mr. Witte

Vote: All ayes (6-0)

ADJOURNMENT

With no further business to consider, the meeting was adjourned.

Elizabeth A. Blume, AICP, Director
City Planning Department

Donald J. Mooney, Chairman
City Planning Commission

Date: _____

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